

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: OSCEOLA COUNTY
Local Government Number: 72

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL	72002	1
OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL	72003	1

TIF Debt Outstanding: 2,181,876

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	290,011	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	499,650
TIF Sp. Revenue Fund Interest:	4,281
Asset Sales & Loan Repayments:	0
Total Revenue:	503,931

Rebate Expenditures:	42,168
Non-Rebate Expenditures:	730,923
Returned to County Treasurer:	0
Total Expenditures:	773,091

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	20,851	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,387,934**

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL
 UR Area Number: 72002

UR Area Creation Date: 07/2003

UR Area Purpose: To revitalize and improve the county by encouraging new agri-based economic development and provide vital and competitive jobs through necessary infrastructure and improvements to the area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT	72055	72056	17,743,605

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,818,750	0	0	17,818,750	0	17,818,750
Taxable	0	0	0	17,818,750	0	0	17,818,750	0	17,818,750
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **290,011** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 415,314
 TIF Sp. Revenue Fund Interest: 4,281
 Asset Sales & Loan Repayments: 0
Total Revenue: 419,595

Rebate Expenditures: 0
 Non-Rebate Expenditures: 688,755
 Returned to County Treasurer: 0
Total Expenditures: 688,755

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **20,851** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

Otter Creek Ethanol Project

Description:	Development of Land & Buildings
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

Capital Loan Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	875,000
Interest:	81,940
Total:	956,940
Annual Appropriation?:	No
Date Incurred:	06/29/2004
FY of Last Payment:	2018

Non-Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

TIF Expenditure Amount:	688,755
Tied To Debt:	Capital Loan Note
Tied To Project:	Otter Creek Ethanol Project

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
 TIF Taxing District Name: GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT
 TIF Taxing District Inc. Number: 72056
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,818,750	0	0	17,818,750	0	17,818,750
Taxable	0	0	0	17,818,750	0	0	17,818,750	0	17,818,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	75,145	17,743,605	17,743,605	0	0

FY 2014 TIF Revenue Received: 415,314

Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL
 UR Area Number: 72003
 UR Area Creation Date: 11/2008

UR Area Purpose: To create, develop, and stimulate economic development opportunities in the area through public improvements including sewer and water upgrades, street developments, and a rebate for Coop Energy through a joint agreement with the City of Sibley.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF INCREMENT	72059	72060	3,897,768

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,924,350	0	0	0	3,924,350	0	3,924,350
Taxable	0	0	3,924,350	0	0	0	3,924,350	0	3,924,350
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 84,336
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 84,336

Rebate Expenditures: 42,168
 Non-Rebate Expenditures: 42,168
 Returned to County Treasurer: 0
Total Expenditures: 84,336

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

Coop Energy

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Sewer & Water Development

Description:	Extending water & sewer lines out to area
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Street Development

Description:	Paved Pierce Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

Coop Energy Rebate

Debt/Obligation Type:	Rebates
Principal:	587,109
Interest:	0
Total:	587,109
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2021

City of Sibley

Debt/Obligation Type:	Other Debt
Principal:	305,393
Interest:	0
Total:	305,393
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2031

Secondary Roads, County

Debt/Obligation Type:	Internal Loans
Principal:	332,434
Interest:	0
Total:	332,434
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2031

Non-Rebates For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

TIF Expenditure Amount:	19,962
Tied To Debt:	City of Sibley
Tied To Project:	Sewer & Water Development

TIF Expenditure Amount:	22,206
Tied To Debt:	Secondary Roads, County
Tied To Project:	Street Development

Rebates For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

1708 Pierce Avenue

TIF Expenditure Amount:	42,168
Rebate Paid To:	Coop Energy
Tied To Debt:	Coop Energy Rebate
Tied To Project:	Coop Energy
Projected Final FY of Rebate:	2021

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)
 Urban Renewal Area: OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL (72003)
 TIF Taxing District Name: HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF
 INCREMENT
 TIF Taxing District Inc. Number: 72060
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,924,350	0	0	0	3,924,350	0	3,924,350
Taxable	0	0	3,924,350	0	0	0	3,924,350	0	3,924,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	26,582	3,897,768	3,897,768	0	0

FY 2014 TIF Revenue Received: 84,336